132.0	0003	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,552,300 / 1,552,300
					USE VALUE: 1,552,300 / 1,552,300
					ASSESSED: 1,552,300 / 1,552,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		WINDERMERE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALL ANDREW
Owner 2:	GREENLEE JILL
Owner 3:	
Street 1:	24 WINDERMERE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEEKLY GORDON D & SUSANC/TRS -
Owner 2:	MARIAN F WEEKLY TRUST -
Street 1:	91 BUCKBOARD RD
Twn/City:	DUXBURY
St/Prov:	MA Cntry:
Postal:	02332

NARRATIVE DESCRIPTION

This parcel contains 9,519 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 3060 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9519.000	903,600	13,700	635,000	1,552,300
Total Card	0.219	903,600	13,700	635,000	1,552,300
Total Parcel	0.219	903,600	13,700	635,000	1,552,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.30 | /Parcel: 507.3

Legal Description

User Acct 84991

GIS Ref

GIS Ref

Insp Date 05/29/20

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 132.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	439,600	3500	9,519.	635,000	1,078,100	1,078,100	Year End Roll	12/18/2019
2019	101	FV	343,300	3500	9,519.	670,300	1,017,100	1,017,100	Year End Roll	1/3/2019
2018	101	FV	343,300	3500	9,519.	493,900	840,700	840,700	Year End Roll	12/20/2017
2017	101	FV	343,300	3500	9,519.	472,700	819,500	819,500	Year End Roll	1/3/2017
2016	101	FV	343,300	3500	9,519.	437,500	784,300	784,300	Year End	1/4/2016
2015	101	FV	324,500	3500	9,519.	366,900	694,900	694,900	Year End Roll	12/11/2014
2014	101	FV	324,500	3500	9,519.	358,400	686,400	686,400	Year End Roll	12/16/2013
2013	101	FV	324,500	3500	9,519.	341,500	669,500	669,500		12/13/2012

!10310!

PRINT

Date	Time
12/11/20	00:37:59

LAST REV

Date	Time
07/10/20	10:48:56
mmcmakin	
10310	

USER DEFINED

Prior Id # 1:	84991
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEEKLY GORDON D	71956-15	1	11/30/2018		1,145,000	No	No		
WEEKLY MARIAN	62736-128		10/3/2013	Convenience		No	No		
WEEKLY GORDON D	54163-164		1/19/2010	Family	1	No	No		
	13006-52		6/30/1976		56,400	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1489		25,000					
3/22/2019	366	Addition	945,000	O				gut reno+addition+
3/3/2004	123	Add Bath	16,000	C		G6	GR FY06	REDO EXISTG BTH

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2020	Mail Update	MM	Mary M
5/29/2020	Measured	DGM	D Mann
5/29/2020	Permit Visit	DGM	D Mann
8/9/2019	Mail Update	JO	Jenny O
4/17/2019	SQ Returned	JO	Jenny O
5/1/2018	MEAS&NOTICE	CC	Chris C
11/13/2008	Meas/Inspect	345	PATRIOT
2/14/2005	Permit Visit	BR	B Rossignol
11/1/1999	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9519		Sq. Ft.	Site		0	90.	0.74	10									635,011						635,000	

Total AC/HA: 0.21853 | Total SF/SM: 9519 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 635,011 | Spl Credit | Total: 635,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1930	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	3	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	25.	%
Override:			%
	Total:	25.15	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97537959
Const Adj.:	1.51015592
Adj $ / SQ:	191.487
Other Features:	145112
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1207211
Depreciation:	303613
Depreciated Total:	903597

COMMENTS

OF=TOILET IN BMT VP=NV.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

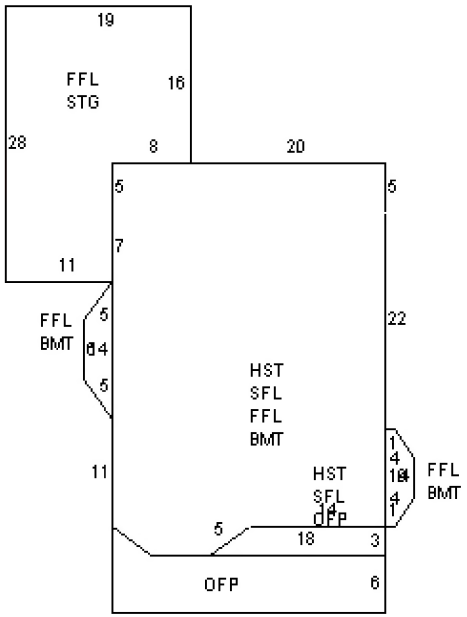
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	279.57
Special Features:	0	Val/Su Net:	180.54
Final Total:	903600	Val/Su SzAd	280.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,556	191.490	297,953
BMT	Basement	1,120	57.450	64,340
SFL	Second Floor	1,114	191.490	213,316
HST	Half Story	557	168.510	93,859
STG	Storage	436	9.750	4,253
OFP	Open Porch	222	36.140	8,023

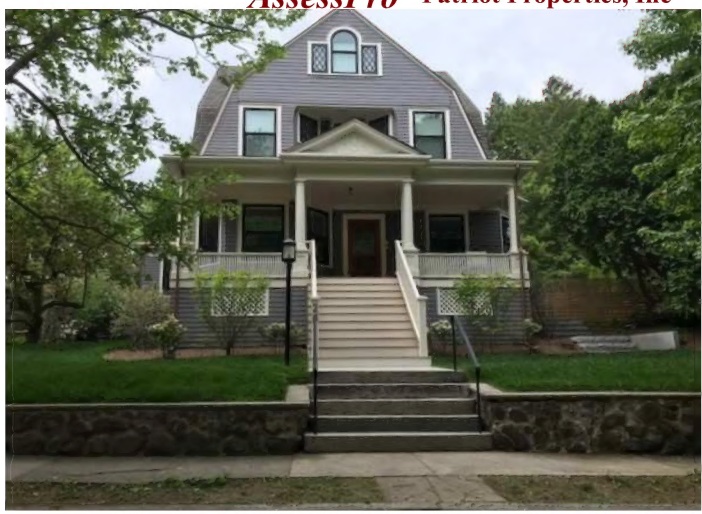
Net Sketched Area:	5,005			Total:	681,744
Size Ad	3227	Gross Are	5562	FinArea	3060

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	30		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	E	EX	2019	38.40	T	1	101			13,700			13,700

More:	N	Total Yard Items:	13,700	Total Special Featues:		Total:	13,700